

City Clerk File No. Ord. 16.139

Agenda No. 3.A 1st Reading

Agenda No. 4.A 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.139
TITLE: ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 (FEE & CHARGES)
SECTION I (FEE SCHEDULE ESTABLISHED) OF THE JERSEY CITY MUNICIPAL
CODE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

- A. The following amendments to Chapter 160 (Fees & Charges) Section I (Fee Schedule Established) are hereby adopted:

FEES & CHARGES SECTION I Fee Schedule Established

\$160-1. - Fee schedule established.

Fees shall be as follows:

- A. Through O. No Change.
- P. Chapter 175, Food Handling Establishments.
- (1) No Change.
 - (2) No Change.
 - (3) Article III, Food Establishments.
 - (a) No Change.
 - (b) Food handler's course: \$25.*
 - (c) Food manager's course: \$40.*
- * Employees of the City of Jersey City whose duties allow or require food handling or food management training are exempt from fees for the food handler's or food manager's course.
- (4) No Change.
- B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- D. This ordinance shall take effect at the time and in the manner as provided by law.
- E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted. For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

08/24/16

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

ORDINANCE AMENDING CHAPTER 160 (FEE & CHARGES) OF THE JERSEY CITY MUNICIPAL CODE

Initiator

Department/Division	HHS	Director's Office
Name/Title	Stacey Flanagan	Director
Phone/email	201-547-6560	Sflanagan@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Council Meeting August 17, 2016, Ord. 16.118 must be withdrawn.

This ordinance is being introduced to include a fee for a food manager's course in the amount of \$40

I certify that all the facts presented herein are accurate.


Signature of Department Director

8/31/16
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.139
 TITLE: 3.A SEP 14 2016 4.A **SEP 28 2016**

Ordinance amending and supplementing Chapter 160 (Fee & Charges) Section 1 (Fee Schedule Established) of the Jersey City Municipal Code. (Food Managers Course)

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 14 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 28 2016 7-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA		ABSENT	
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.		ABSENT	

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 28 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **SEP 14 2016**
 Adopted on second and final reading after hearing on **SEP 28 2016**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **SEP 28 2016**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **SEP 28 2016**

APPROVED:

Steven M. Fulop, Mayor

Date **SEP 29 2016**

Date to Mayor **SEP 29 2016**

City Clerk File No. Ord. 16.140
Agenda No. 3.B 1st Reading
Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.140

TITLE: **ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 (FEES & CHARGES) SECTION I (FEE SCHEDULE ESTABLISHED) OF THE JERSEY CITY MUNICIPAL CODE**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY HEREBY ORDAINS:

- A. The following amendments to Chapter 160 (Fees & Charges) Section I (Fee Schedule Established) are hereby adopted:

**FEES & CHARGES
SECTION I
Fee Schedule Established**

§160-1. - Fee schedule established.

Fees shall be as follows:

- A. Chapter 3, Administration of Government, Office of the City Clerk.

(1) Through (6) No change.

(7) Fees for the Department of Public Works.

(a) Rental of Containers in three (3) sizes: 10 cubic yard (cy), 20 cubic yards, and 30 cubic yards.

[1] 10cy: \$435 includes 2 tons maximum of solid waste/rubbish.

[2] 20cy: \$530 includes 3 tons maximum of solid waste/rubbish.

[3] 30cy: \$650 includes 5 tons maximum of solid waste/rubbish.

[4] Containers are rented for a period of three (3) days and include one (1) pick-up and disposal fee. If the container is filled in less time and needs to be returned, a payment is required for a second container and related disposal fee.

[5] Additional fees:

a. an additional coverage fee of \$115 per ton will be assessed for containers exceeding the maximum tonnage:

b. an additional fee of approximately 1/3 of the cost of the container will be assessed for each day a container is kept over the allotted three (3) days: \$145 for a 10cy container; \$180 for a 20cy container; and \$220 for a 30cy container.

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 (FEES & CHARGES) SECTION I (FEE SCHEDULE ESTABLISHED) OF THE JERSEY CITY MUNICIPAL CODE

[7] A fee of \$32 will be assessed if a check bounces or a credit card is declined when processing payment of overage fees. This fee will also be assessed on all charge-backs.

[8] Non-Profit Organizations are eligible to receive roll-off container service at no charge (contingent upon adequate funding being available in the City budget). The non-profit organizations are block associations and civic associations. The container will be used only for community participation and not personal use. The container will be used only for general clean-up of the event. The container is not to be used for improvements or rehabilitation, or properties and buildings. Any construction and demolition waste found in the container will result in the organization being charged for the disposal rate of \$115 per ton and a haulage fee of \$225. Qualified organizations are eligible to receive one (1) container per year.

(b) Rental of Equipment. All organizations are prohibited from using equipment rented from the Department of Public Works to promote and/or advertise political campaigns or candidates being endorsed or elected by voters. The sole purpose of the usage of such equipment is to promote and/or advertise ethnic, cultural and other neighborhood festivities/parades by all organizations on a 'first come first serve' basis throughout Jersey City. A minimum rental time of four (4) hours is required and will only be issued pending availability. The equipment rental fees are:

- [1] Dumpster: \$300;
- [2] Litter Patrol – 4 hours: \$60;
- [3] Litter Patrol – 8 hours: \$120;
- [4] Mechanical Street Sweeper – Monday through Friday: \$110;
- [5] Mechanical Street Sweeper – Saturday: \$165;
- [6] Mechanical Street Sweeper – Sunday: \$220;
- [7] 25cy Garbage Packer Truck – Monday through Friday: \$110;
- [8] 25cy Garbage Packer Truck – Saturday: \$165;
- [9] 25cy Garbage Packer Truck – Sunday: \$220.

(c) Rental of Floats and Bleachers. The Floats and Bleachers are to be driven only by a City of Jersey City employee with a Commercial Driver's License (CDL) endorsement. A minimum rental time of four (4) hours is required and will only be issued pending availability. The hourly rate shall commence one (1) hour prior to the event and conclude one (1) hour after the event to allow for set-up and break-down. The rental fees are:

- [1] Driver: \$50 per hour;
- [2] Small Float – Monday through Friday: \$200;
- [3] Small Float – Saturday: \$250;
- [4] Small Float – Sunday: \$325;
- [5] Tractor Trailer Float – Monday through Friday: \$250;
- [6] Tractor Trailer Float – Saturday: \$300;
- [7] Tractor Trailer Float – Sunday: \$325;
- [8] Bleachers – Monday through Friday: \$200;
- [9] Bleachers – Saturday: \$250;
- [10] Bleachers – Sunday: \$325.

ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 160 (FEES & CHARGES) SECTION I (FEE SCHEDULE ESTABLISHED) OF THE JERSEY CITY MUNICIPAL CODE

- (d) Rental Supplies. The rental of supplies requires a deposit covering the total amount of the supplies. The failure to return all of the supplies within ten (10) days will result in the forfeiture of the deposit or a portion thereof. Prices are subject to change as a result of State Contract pricing. The rental fees are:

- [1] Shovels: \$25 each;
- [2] Barrels: \$40 each;
- [3] Fan Rakes: \$15 each;
- [4] Metal Rakes: \$20 each;
- [5] Push Brooms: \$15 each;
- [6] Garbage Bags: \$80 per case of 200 or \$0.40 each;

~~[(7)]~~(8) No change.

~~[(8)]~~(9) No change.

~~[(9)]~~(10) No change.

~~[(10)]~~(11) No change.

~~[(11)]~~(12) No change.

~~[(12)]~~(13) No change.

~~[(13)]~~(14) No change.

~~[(14)]~~(15) No change.

A.1. Through UU. No change.

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

Note: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is **boldface** and repealed matter by *italics*.

8/31/16

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.140
TITLE: 3.B SEP 14 2016 4.B

SEP 28 2016

Ordinance amending and supplementing Chapter 160 (Fees & Charges) Section 1 (Fee Schedule Established) of the Jersey City Municipal Code.(Rental of Containers and other equipment from Department of Public Works).

RECORD OF COUNCIL VOTE ON INTRODUCTION											
SEP 14 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
SEP 28 2016 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	ABSENT		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE GALLER

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted _____											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE											
SEP 28 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016
Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 28 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 28 2016

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 29 2016

Date to Mayor

SEP 29 2016

City Clerk File No. Ord. 16.141

Agenda No. 3.C 1st Reading

Agenda No. 4.C 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.141

TITLE: **AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC)
ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS)
OF THE JERSEY CITY TRAFFIC CODE DESIGNATING MONTROSE AVENUE AND
CARLTON AVENUE AS A STOP INTERSECTION**

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-9 Stop Intersections.

The Intersections listed below are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
Montrose Av	North and South	Carlton Av

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored.

JDS:pcl
(08.25.16)

APPROVED: _____
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: _____
Municipal Engineer
APPROVED: _____

Corporation Counsel

Business Administrator

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) ARTICLE II (TRAFFIC REGULATIONS) SECTION 332-9 (STOP INTERSECTIONS) OF THE JERSEY CITY TRAFFIC CODE DESIGNATING MONTROSE AVENUE AND CARLTON AVENUE AS A STOP INTERSECTION

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Joao D'Souza	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING MONTROSE AVENUE AND CARLTON AVENUE AS A STOP INTERSECTION

This Ordinance has been proposed in order that Section 332-9 of the Municipal Code reflect the regulatory signs that are installed at the intersection.

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

Signature of Department Director



Date



Date

Montrose Ave



Map data ©2016 Google 20 ft

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16,141
TITLE: 3.C SEP 14 2016 4.C SEP 28 2016

An ordinance supplementing Chapter 332 (Vehicles and Traffic)
Article II (Traffic Regulations) Section 332-9 (Stop Intersections)
of the Jersey City Traffic Code designating Montrose Avenue and
Carlton Avenue as a stop intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 14 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 28 2016 9-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

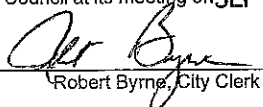
RECORD OF FINAL COUNCIL VOTE SEP 28 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

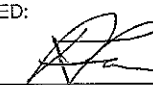
Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016
Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by
the Municipal Council at its meeting on SEP 28 2016


Robert Byrne, City Clerk

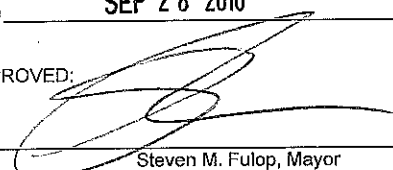
*Amendment(s):

APPROVED:


Rolando R. Lavarro, Jr., Council President

Date SEP 28 2016

APPROVED:


Steven M. Fulop, Mayor

Date SEP 29 2016

Date to Mayor SEP 29 2016

City Clerk File No. Ord. 16-142

Agenda No. 3.D 1st Reading

Agenda No. 4.D. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE **16-142**

TITLE:

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC)
ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE
AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS)
DESIGNATING THE TWO RECESSED PARKING AREAS ON THE SOUTH SIDE OF
NEW STREET WEST OF OCEAN AVENUE (SIDE OF THE NEW PS# 20) AS NO
PARKING SCHOOL DAYS, 8:00 A.M. TO 6:00 P.M.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code is hereby supplemented as follows:

Section 332-24 **PARKING PROHIBITED CERTAIN HOURS**

No person shall park a vehicle between the hours specified upon any of the streets or parts thereof listed below.

Name of Street	Side	Days of Week	Hours	Limits
<u>New St</u>	<u>South</u>	<u>School Days</u>	<u>8:00 a.m. to</u> <u>6:00 p.m.</u>	<u>73 feet west of Ocean Av 196 feet west</u>
		<u>School Days</u>	<u>8:00 a.m. to</u> <u>6:00 p.m.</u>	<u>339 feet west of Ocean Av 69 feet west</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.

4. The City Clerk and the Corporation Counsel be and they are hereby authorized and director to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material to be inserted is new and underscored.

JDS:pci
08.31.16

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED: _____
Director of Traffic & Transportation

APPROVED: _____
Municipal Engineer

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332(VEHICLES AND TRAFFIC) ARTICLE III(PARKING, STANDING AND STOPPING) OF THE JERSEY CITY CODE AMENDING SECTION 332-24(PARKING PROHIBITED CERTAIN HOURS) DESIGNATING THE TWO RECESSED PARKING AREAS ON THE SOUTH SIDE OF NEW STREET WEST OF OCEAN AVENUE (SIDE OF THE NEW PS# 20) AS NO PARKING SCHOOL DAYS, 8:00 A.M. TO 6:00 P.M.

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Joao D'Souza at the request of the Jersey City Board of Education, 346 Claremont Avenue, JCNJ 07305	Director of Traffic & Transportation
Phone/email	201.547.4470	JOAO@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING THE TWO RECESSED PARKING AREAS ON THE SOUTH SIDE OF NEW STREET WEST OF OCEAN AVENUE (SIDE OF THE NEW PS# 20) AS NO PARKING SCHOOL DAYS, 8:00 A.M. TO 6:00 P.M.

This no parking area will facilitate the School Buses transporting students to and from the newly constructed PS# 20 between the hours of 8:00 a.m. and 6:00 p.m. .

I certify that all the facts presented herein are accurate.



Director of Traffic & Transportation

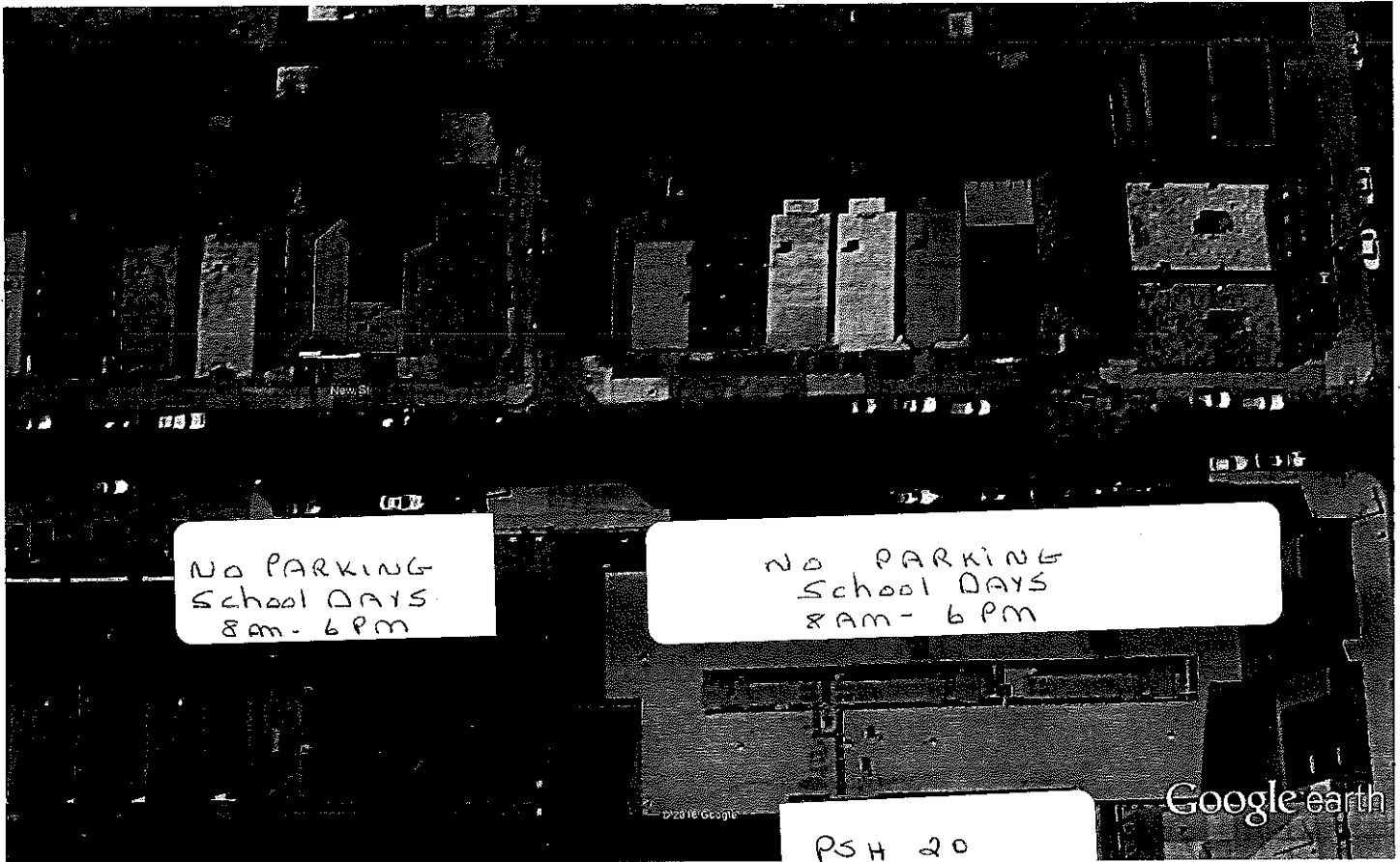
Signature of Department Director

Date

9/2/06

Date

NEW STREET



Google earth

feet
meters



Google earth



Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.142
TITLE: 3.D SEP 14 2016 4.D

SEP 28 2016

An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating the two recessed parking areas on the south side of New Street West of Ocean Avenue (side of the New P.S.# 20) as No Parking School Days, 8:00 a.m. to 6:00 p.m.

RECORD OF COUNCIL VOTE ON INTRODUCTION								SEP 14 2016 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								SEP 28 2016 9-0			
Councilperson <u>WATTERMANN</u>				moved, seconded by Councilperson <u>OSBORNE</u>				to close P.H.			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson				moved to amend* Ordinance, seconded by Councilperson				& adopted			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE								SEP 28 2016 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016

Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 28 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date SEP 28 2016

APPROVED:

Steven M. Fulop, Mayor

SEP 29 2016

Date

SEP 29 2016

Date to Mayor

City Clerk File No. Ord. 16.143

Agenda No. 3.E 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.143

TITLE: AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY TRAFFIC CODE ARTICLE II (TRAFFIC REGULATIONS) AMENDING SECTION 332-9 (STOP INTERSECTIONS) DESIGNATING BEACH STREET AND SANFORD PLACE AS A STOP INTERSECTION AND AMENDING SECTION 332-10 (YIELD INTERSECTIONS) REPEALING BEACH STREET AND SANFORD PLACE AS A YIELD INTERSECTION

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

1. Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-9 (Stop Intersections) of the Jersey City Traffic Code is hereby supplemented as follows:

Section: 332-9 Stop Intersections.

The Intersections listed below are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Street 1 (Stop Sign On)	Direction of Travel	Street 2 (At Intersection)
<u>Beach St</u>	<u>East</u>	<u>Sanford Pl</u>

Section: 332-10 Yield Intersections

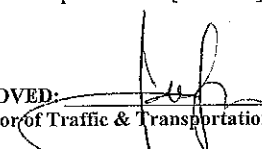
The intersections listed below are hereby designated as yield intersections. Yield signs shall be installed as provided therein.

Street 1 (Yield Sign On)	Direction of Travel	Street 2 (At Intersection)
<u>[Beach St</u>	<u>East</u>	<u>Sanford Pl]</u>

2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
3. This ordinance shall be a part of the Jersey City Code as though codified and incorporated in the official copies of the Jersey City Code.
4. This ordinance shall take effect at the time and in the manner as prescribed by law.
5. The City Clerk and the Corporation Counsel may change any chapter numbers, article numbers and section numbers if codification of this ordinance reveals a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: The new material to be inserted is underscored; the material to be repealed is in [brackets].

JDS:pc
(08.26.16)

APPROVED: 
Director of Traffic & Transportation

APPROVED AS TO LEGAL FORM

APPROVED: 
Municipal Engineer

APPROVED: _____
Business Administrator

Corporation Counsel

Certification Required ☐
Not Required ☐

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance

AN ORDINANCE SUPPLEMENTING CHAPTER 332 (VEHICLES AND TRAFFIC) OF THE JERSEY CITY TRAFFIC CODE ARTICLE II (TRAFFIC REGULATIONS) AMENDING SECTION 332-9 (STOP INTERSECTIONS) DESIGNATING BEACH STREET AND SANFORD PLACE AS A STOP INTERSECTION AND AMENDING SECTION 332-10 (YIELD INTERSECTIONS) REPEALING BEACH STREET AND SANFORD PLACE AS A YIELD INTERSECTION

Initiator

Department/Division	Administration	Engineering, Traffic and Transportation
Name/Title	Jose R. Cunha, P.E.	Municipal Engineer
Phone/email	201.547.4411	JCunha@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Ordinance Purpose

AN ORDINANCE DESIGNATING BEACH STREET AND SANFORD PLACE AS A STOP INTERSECTION AND REPEALING BEACH STREET AND SANFORD PLACE AS A YIELD INTERSECTION

The new traffic regulation at this intersection will increase pedestrian and traffic safety.

I certify that all the facts presented herein are accurate.


Director of Traffic & Transportation

Signature of Department Director

8/30/16
Date

9/7/16
Date

Beach St

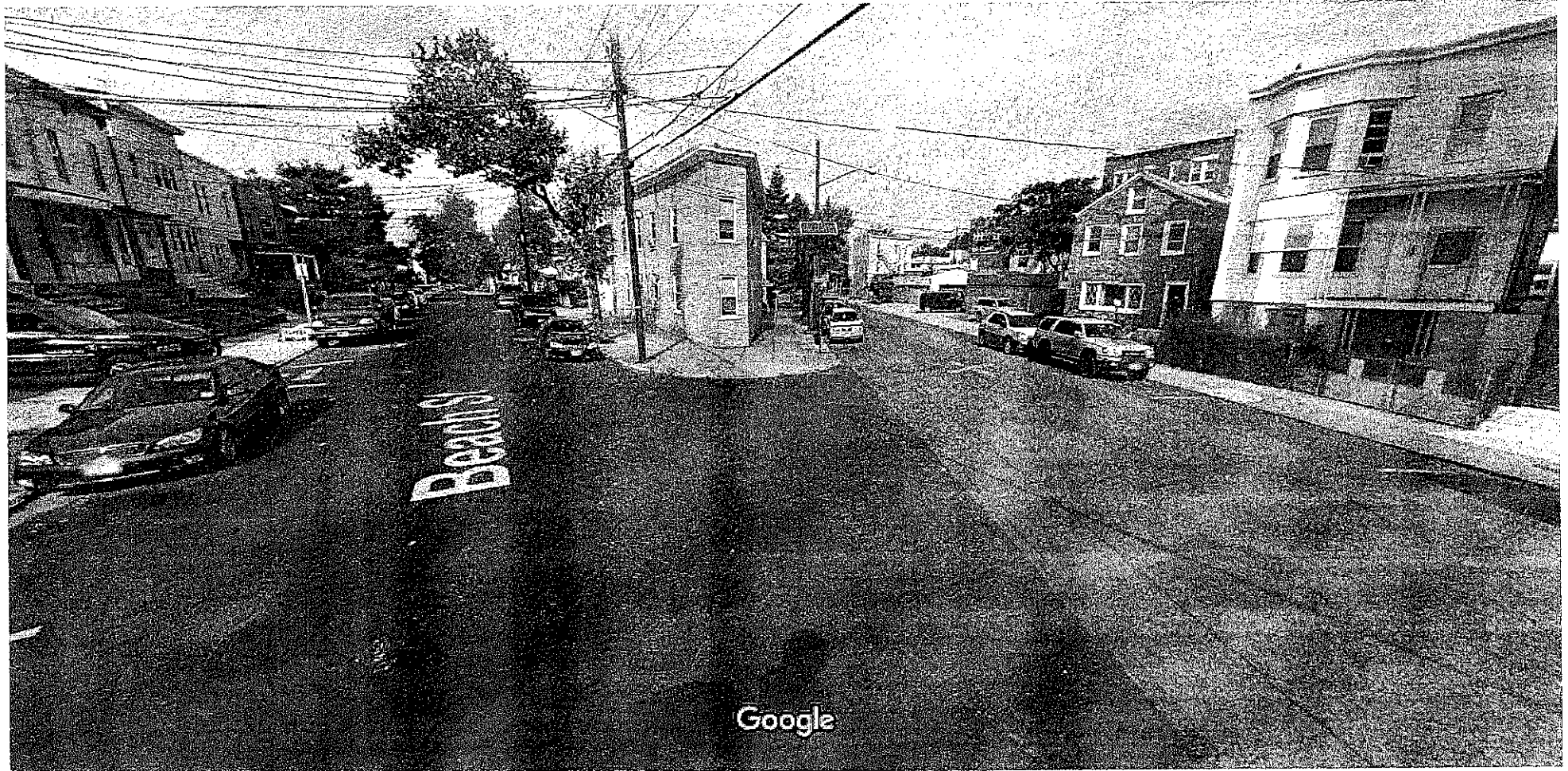


Image capture: Oct 2012 © 2016 Google

Jersey City, New Jersey

Street View - Oct 2012

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.143
TITLE: 3.E SEP 14 2016 4.E SEP 28 2016

An ordinance supplementing Chapter 332 (Vehicles and Traffic) of the Jersey City Traffic Code Article II (Traffic Regulations) amending Section 332-9 (Stop Intersections) designating Beach Street and Sanford Place as a stop intersection and amending Section 332-10 (Yield Intersections) repealing Beach Street and Sanford Place as a yield intersection.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 14 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 28 2016 9-0											
Councilperson <u>WATTERMANN</u> moved, seconded by Councilperson <u>RIVERA</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 28 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016
Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 28 2016

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando B. Lavarro, Jr., Council President

Date SEP 28 2016

APPROVED:

Steven M. Fulop, Mayor

Date SEP 29 2016

Date to Mayor SEP 29 2016

City Clerk File No. Ord. 16.145
Agenda No. 3.G 1st Reading
Agenda No. 4.F. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16.145

TITLE: ORDINANCE APPROVING A 25 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 190 ACADEMY URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, 190 Academy Urban Renewal, LLC (Entity), is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, the Entity is the contract purchaser of certain property designated as Block 12301, Lot 11.01 (formerly Lots 11, 12, 13 and 14), on the City's Tax map, more commonly known by the street address of 184-190 Academy Street (Property), and more particularly described by the metes and bounds description in the application; and

WHEREAS, the Property is located within the boundaries of the Journal Square 2060 Redevelopment Plan Area, as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, by an application dated August 11, 2016, the Entity applied for a 25 year long term tax exemption to construct a seven (7) story building to contain approximately one hundred twenty-two (122) market rate residential rental units with 2,208 square feet of retail/commercial space (Project); and

WHEREAS, on November 10, 2015, the Project received site plan approval from the Planning Board; and

WHEREAS, 190 Academy Urban Renewal, LLC, has agreed to:

1. pay an amount equal to the greater of (i) the Minimum Annual Service Charge or (ii) 11.5% of the Annual Gross Revenue, which sum is initially estimated to be \$212,538; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee estimated at \$4,251; and
3. pay the non-accrued excess profit, if any, to the City each year;
4. provide employment and other economic opportunities for City residents and businesses;
5. pay to City for remittance to Hudson County, an amount equal to 5% of the Annual Service Charge, which sum is estimated to be \$10,627, upon receipt of that charge;
6. provide a contribution to the City's Affordable Housing Trust Fund, pursuant to Ordinance 03-112, in the amount of \$186,312. This payment is nonrefundable and nontransferable and shall be forfeited by the Entity should either party terminate the tax exemption prior to the end of the herein term; and
7. execute a Project Employment & Contracting Agreement; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

ORDINANCE APPROVING A 25 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 190 ACADEMY URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

1. the current real estate tax generates revenue of only \$64,896, whereas, the Annual Service charge as estimated, will initially generate revenue to the City of approximately \$212,538;
2. the Project will create approximately eighty (80) new construction jobs and two (2) new permanent full time jobs;
3. the Project will stabilize and contribute to the economic growth of existing local business and to the creation of new businesses, which cater to the new occupants;
4. the Project will further the overall redevelopment objectives of the Journal Square 2060 Redevelopment Plan;
5. the City's Impact Analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, 190 Academy Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk; and

WHEREAS, 190 Academy Urban Renewal, LLC, has agreed to execute Project Labor Agreement, and comply with the requirements of Section 3-76 of the Jersey City Municipal Code concerning required wage, benefit and leave standards for building service workers.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of 190 Academy Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 1992, as amended and supplemented, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for the construction of a seven (7) story building to contain approximately one hundred twenty-two (122) market rate residential rental units and 2,208 square feet of retail/commercial space at property designated as Block 12301, Lot 11.01 (formerly Lots 11, 12, 13 and 14), more commonly known by the street address of 184-190 Academy Street, and more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 30 years from the adoption of the within Ordinance or 25 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$64,896 upon Project Completion, whether or not the Project is occupied; or
 - (b) 11.5% of the Annual Gross Revenue, which initial sum is estimated to be \$212,538, and which shall be subject to statutory increases during the term of the tax exemption.
3. non-accrued annual excess profit, if any;

ORDINANCE APPROVING A 25 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 190 ACADEMY URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

4. Administrative Fee: 2% of the prior year's Annual Service Charge or \$4,251;
 5. County Payment: an additional 5% of the Annual Service Charge for remittance by the City to Hudson County or \$10,627;
 6. Affordable Housing Trust Fund: \$1,500 per unit x 122 units or \$183,000; and \$1.50 x 2,208 square feet of commercial space or \$3,312; for a total of \$186,312. Such funds are non-refundable and non-transferrable in the event of a termination or expiration of the Financial Agreement;
 7. Staged Adjustments:
 - (a) Stage One: years 1-6;
 - (b) Stage Two: years 7-10;
 - (c) Stage Three: years 11-14;
 - (d) Stage Four: years 15-20;
 - (e) Final Stage: Beginning on the 1st day of the 21st year following Substantial Completion through the date the tax exemption expires, an amount equal to the greater of the Annual Service Charge or 80% of the amount of the taxes otherwise due on the assessed value of the land and Improvements.
 8. Project Employment & Contracting Agreement: an obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses;
 9. Project Labor Agreement: Entity certified that its construction costs are less than \$25 million. In the event a construction cost audit or report indicates construction costs of more than \$25 million, then the Entity shall execute a Project Labor Agreement and be required to pay the damages as set forth in Section 304-37(3) of the Municipal Code.
 10. The initial installment of the Affordable Housing Trust Fund contribution payment shall be due on execution of the Financial Agreement, but in no event later than 90 days of the adoption of the ordinance. Interest shall accrue on such payments as of the 91st day at the same rate as the City charges for unpaid real estate taxes;
 11. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the financial agreement.
 12. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance. Failure to comply shall result in a repeal of the herein Ordinance and the tax exemption will be voided unless otherwise extended by the City.
 13. The Ordinance will be rescinded if the closing of the sale of the property and transfer of title from the seller to the Entity does not take place within ninety (90) days of the date of adoption of the herein Ordinance, unless otherwise extended by the City.
 14. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is: 1) commenced within two (2) years; 2) Substantially Complete within five (5) years of the adoption of the within Ordinance.
- C. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Chief Financial Officer of the county and to the County Counsel, for information purposes, within ten (10) calendar days following the later of the effective date of an ordinance following its final adoption by the governing body approving the tax exemption or the execution of the financial agreement by the urban renewal entity.

ORDINANCE APPROVING A 25 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RENTAL PROJECT TO BE CONSTRUCTED BY 190 ACADEMY URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ.

D. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

E. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

G. This ordinance shall take effect at the time and in the manner provided by law.

H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JM/he
9/07/16

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.145
TITLE: 3.F SEP 14 2016 4.F

SEP 28 2016

Ordinance approving a 25 year tax exemption for a market rate mixed use rental project to be constructed by 190 Academy Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq.

RECORD OF COUNCIL VOTE ON INTRODUCTION SEP 14 2016 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 28 2016 9-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>WATTERMANN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

YVONNE BALGER
MIKE KULOWSKI

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

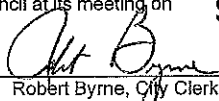
RECORD OF FINAL COUNCIL VOTE SEP 28 2016 8-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

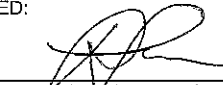
Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016
Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 28 2016


Robert Byrne, City Clerk

*Amendment(s):

APPROVED:


Rolando R. Lavarro, Jr., Council President

Date SEP 28 2016

APPROVED:


Steven M. Fulop, Mayor

Date SEP 29 2016

Date to Mayor SEP 29 2016

DATE: August 16, 2016

TO: Lee Chang (For distribution to City Council and City Clerk)

FROM: Al Cameron, Fiscal Officer - Tax Collector's Office

SUBJECT: TWENTY-FIVE YEAR TAX ABATEMENT: MARKET RATE MIXED USE
RENTAL PROJECT – 190 ACADEMY URBAN RENEWAL, LLC -
Block 12301 Lot 11.01

CC: M. Cosgrove, J. Monahan, E. Borja, E. Toloza, M. Vigil, R. Kakoleski,
R. Lavarro, P. Leandre, K. Kane

INTRODUCTION:

The applicant, – 190 Academy Renewal, LLC, is applying for a twenty-five (25) year tax abatement pursuant to N.J.S.A. 40 A: 20-1 et seq. It will be a six (6) story market rate mixed use rental project within the Journal Square 2060 Redevelopment Plan area. The proposed project at Block 12301 – Lot 11.01 is located in Tier IV on the Jersey City Tax Exemption Policy Map. The application fee of \$9,500 was paid.

LOCATION OF THE PROPERTY:

The property is now vacant. Block 12301 Lot 11.0, is the consolidation of Lots 11, 12, 13 and 14. Known as 190 Academy Street, it is between Baldwin and Summit Avenues.

PROPERTY TO BE CONSTRUCTED:

The proposed project will be a seven (7) story building with up to one hundred twenty-two (122) market rate residential units and 2,208 square feet of square feet of retail/commercial space. All residential units will be fully furnished studio apartments.

ESTIMATED TOTAL CONSTRUCTION COST:

The cost of construction estimated at \$12,563,938 is certified by Richard Garber, the applicant's architect. Estimated cost of materials is \$7,218,426. Estimated cost of labor is \$4,812,284. Breakdown of estimated labor and material does not include contingency and model room totaling \$533,228.

Total Project Cost is projected at \$17,298,740.

CONSTRUCTION SCHEDULE:

The applicant expects to begin construction in October 2016. Completion is expected within eighteen (18) months of commencement.

ESTIMATED JOBS CREATED:

The applicant estimates creation of eighty (80) jobs during Construction and approximately two (2) permanent real estate management and service positions after construction as well as four (4) Commercial/retail positions. The applicant will execute a Project Employment and Contracting Agreement. However; based upon the estimated construction cost, a Project Labor Agreement is not required.

AFFORDABLE HOUSING TRUST FUND CONTRIBUTION:

190 Academy Urban Renewal, LLC

		Rate	Amount
Residential Units	122	\$1,500.00	\$183,000.00
Square footage Commercial Space	2,208	\$1.50	\$3,312.00
		Total AHTF Payment	<u>\$186,312.00</u>

CURRENT REAL ESTATE TAX:

The assessment for the land is \$842,700. At the current tax rate of \$77.01 the estimated annual tax for the land is \$64,896.33.

The new assessment for the proposed improvements is \$3,242,500. All taxes are paid through the second quarter 2016.

PROPOSED ABATEMENT:

The property is in Tier IV of the Jersey City Tiered Tax Exemption Policy Map. The applicant has requested a term of the lesser of thirty (30) years from the date of approval of an ordinance approving the abatement or twenty-five (25) years from substantial completion of the project.

The proposed Annual Service Charge is eleven and one half of one percent (11.5%) of Annual Gross Revenue. An additional two percent (2%) City administrative fee and a five percent (5%) service charge to Hudson County will

190 Academy UR LLC MKT Rate Rental 25-Yr Sum 11.5% . docx

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be charged annually.

STAGED ADJUSTMENTS:

Beginning the first day of year seven (7) through the end of year ten (10) it would be the greater of the annual service charge or twenty percent (20%) of conventional taxes otherwise due.

Beginning the first day of year eleven (11) through the end of year fourteen (14) it would be the greater of the annual service charge or forty percent (40%) of conventional taxes otherwise due.

Beginning the first day of year fifteen (15) through the end of year twenty (20) it would be the greater of the annual service charge or sixty percent (60%) of conventional taxes otherwise due.

Beginning in year twenty-one (21) through the end of year twenty-five (25) it would be the greater of the annual service charge or eighty percent (80%) of conventional taxes otherwise due.

Beginning in year twenty-six (26) the project would pay full conventional taxes.

PROPOSED REVENUE TO THE CITY:

At full occupancy the Applicant's good faith estimated initial annual revenue is \$1,848,158.

The Annual Service Charge at the rate of eleven and one half of one percent (11.5%) is \$212,538. The City Administrative fee at two percent (2%) is \$4,251 and the Hudson County fee of five percent (5%) is \$10,627.

	190 ACADEMY, LLC				12301-11.01
	Block 12301 Lot 11.01				
	190 Academy St.				
Block	Lot		Existing	New	Good Faith
			Assessments	Assessments	AGEI
					Bldg. Assessment (Phased-In)
12301	11.01	Land	55,400	842,700	
		Bldg	-	3,242,500	1,848,158
		Total	55,400	4,085,200	1,848,158
					3,242,500
Estimated In-Lieu of Full Property Tax Payments An Amount Equal To A					
A Percentage Of Taxes Otherwise Due On The Land and Improvement Based					
2014 Rate And Ratio According To The Following Stages:					
Stages				ASC	Annual Taxes*
					(Phase-In)
1	From the 1st day of the month following substantial completion until the last day of the 6th year, the ASC shall be at 11.5% of Annual Revenue			\$ 212,538	0
2	Beginning on the 1st day of the 7th year and the last day of the 10th year of substantial completion, an amount equal to the greater of the ASC at 11.5% or 20% of the amount of taxes otherwise due on the value of the land and improvements;			\$ 212,538	\$ 49,941
3	Beginning on the 1st day of the 11th year and the last day of the 14th year of substantial completion, an amount equal to the greater of the ASC at 11.5% or 40% of the amount of taxes otherwise due on the value of the land and improvements;			\$ 212,538	\$ 99,882
4	Beginning on the 1st day of the 15th year and the last day of the 20th year of substantial completion, an amount equal to the greater of the ASC at 11.5% or 60% of the amount of taxes otherwise due on the value of the land and improvements;			\$ 212,538	\$ 151,167
5	Beginning on the 1st day of the 21st year and the last day of the 25th year of substantial completion, an amount equal to the greater of the ASC at 11.5% or 80% of the amount of taxes otherwise due on the value of the land and improvements.			\$ 212,538	\$ 199,764
			New Improvement Yearly Tax At Expiration		\$ 249,705
8/16/2016					
		*Based on \$77.01 and 27.63% Ratio, 1,945,429 GPI			

249704.925

SERVICE CHARGE VS CONVENTIONAL

*ASSUMING 77.01 TAX RATE WITH 2% ANNUAL INCREASE

190 ACADEMY ST.

BLOCK 12301
LOT 11.01

NEW ASSESSMENTS BASED ON TAX ASSESSOR ANALYSIS

LAND	842,700	COUNTY	5%	EXISTING ASSESSMENT	55,400
BLDG	3,242,500	ADMIN	2%		
TOTAL	4,085,200			PROJECTED SERVICE CHARGE (1ST YEAR)	212,538

YEAR	ASC w/ Phase-In Less Land Tax Credit	ASC w/ 2% Annual Increase	ASC w/ 2% Annual Increase & Phase-In	County	Admin	Estimated Conventional Taxes On NEW Assessment	Staged Adj Rate	Conventional Taxes at 51% (Estimated)	Current Taxes On EXISTING Assessment	Land Tax
1	147,642	212,538	212,538	10,627	4,251	314,601		160,447	4,266	64,896
2	150,595	216,789	216,789	10,839	4,336	320,893		163,656	4,352	66,194
3	153,606	221,125	221,125	11,056	4,422	327,311		166,929	4,439	67,518
4	156,679	225,547	225,547	11,277	4,511	333,857		170,267	4,527	68,869
5	159,812	230,058	230,058	11,503	4,601	340,535		173,673	4,618	70,246
6	163,008	234,659	234,659	11,733	4,693	347,345		177,146	4,710	71,651
7	166,269	239,352	239,352	11,968	4,787	354,292		180,689	4,805	73,084
8	169,594	244,139	244,139	12,207	4,883	361,378		184,303	4,901	74,545
9	172,986	249,022	249,022	12,451	4,980	368,606		187,989	4,999	76,036
10	176,445	254,003	254,003	12,700	5,080	375,978	20%	191,749	5,099	77,557
11	179,974	259,083	259,083	12,954	5,182	383,497	20%	195,584	5,201	79,108
12	183,574	264,264	264,264	13,213	5,285	391,167	20%	199,495	5,305	80,690
13	187,245	269,550	269,550	13,477	5,391	398,990	20%	203,485	5,411	82,304
14	190,990	274,941	274,941	13,747	5,499	406,970	40%	207,555	5,519	83,950
15	194,810	280,439	280,439	14,022	5,609	415,110	40%	211,706	5,629	85,629
16	198,706	286,048	286,048	14,302	5,721	423,412	40%	215,940	5,742	87,342
17	202,680	291,769	291,769	14,588	5,835	431,880	40%	220,259	5,857	89,089
18	206,734	297,605	297,605	14,880	5,952	440,518	60%	224,664	5,974	90,871
19	210,869	303,557	303,557	15,178	6,071	449,328	60%	229,157	6,093	92,688
20	215,086	309,628	309,628	15,481	6,193	458,315	60%	233,740	6,215	94,542
21	219,388	315,820	315,820	15,791	6,316	467,481	60%	238,415	6,340	96,433
22	283,103	322,137	381,464	19,073	7,629	476,831	80%	243,184	6,466	98,361
23	288,765	328,579	389,094	19,455	7,782	486,367	80%	248,047	6,596	100,328
24	294,541	335,151	396,876	19,844	7,938	496,094	80%	253,008	6,728	102,335
25	300,431	341,854	404,813	20,241	8,096	506,016	80%	258,068	6,862	104,382
TOTAL	4,973,533	6,807,656	7,052,181	352,609	141,044	10,076,772		5,139,154	136,653	2,078,649

ASC phase-in reflects annual 2% increase in conventional taxes AND Gross Rents
Projected figures subject to rounding discrepancies

FISCAL IMPACT COST PROJECTION (MARKET RATE RENTAL UNITS - 25 YEAR)

Block: 12301 Lot: 11.01 Loc: 190 ACADEMY ST.

Market Rate Units	Number of Units	Demographic Multipliers (Transit Oriented Development)*		Total		Annual Expenditures		Total Annual Expenditures	
		Household	Students	Residents	Students	Per Capita Municipal	Per Pupil Per School District	Municipal	School District
Planned Development									
Studio	122	1.000	0.000	122.00	0.00	\$1,172.97	\$3,673.00	\$143,102.69	\$0.00
TOTAL	122			122.00	0.00			\$143,102.69	\$0.00

1. Total Municipal Ratables	\$6,093,045,337	4. CY 2016 Budget	\$570,918,095	6. Population of Jersey City		9. Increase in Services Incurred Per Development	\$ 143,102.69
2. Residential Ratables	\$3,281,646,604			(2014 Census)	262,146	10. Anticipated Gross PILOT (1st Year)	
Commercial Ratables	\$1,524,059,780			7. Per Capita Municipal Cost		11.6% AGR	\$ 212,538.00
					\$1,172.97	2% Admin	\$ 4,250.76
				8. Annual Expenditures Per Student**		Less Land Tax (77.01)	\$ (64,896.33)
3. Residential Ratables as a Percentage of Total Ratables	53.86%	5. Residential Portion	\$307,490,150		\$3,673.00	11. 1st Year Net PILOT	\$ 151,892.43
						12. Implied Surplus (Cost)	\$ 8,789.74

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

NEW ASSESSMENT AFTER IMPROVEMENTS

*Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006

**Source: 2015-2016 Jersey City Municipal Cost Per Pupil

LAND: 842,700
BLDG: 3,242,500

City Clerk File No. Ord. 16-148.
Agenda No. 3-J 1st Reading
Agenda No. 4.G. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 16-148

TITLE: AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 4701, LOTS 36, 37, 38 AND 39, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 3224-3230 KENNEDY BLVD.

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, the City of Jersey City as an area in need of rehabilitation, is authorized to adopt an ordinance to utilize tax exemptions pursuant to N.J.S.A. 40A:21-1, et seq., the Five (5) Year Exemption and Abatement Law; and

WHEREAS, pursuant to N.J.S.A. 40A:21-1 et seq., the City of Jersey City adopted Ordinance 05-060, Section 304-6 et seq. of the Municipal Code, to allow Five (5) Year Tax Exemptions which allows the Tax Assessor to regard the full and true value or a portion thereof of certain improvements as not increasing the full and true value of certain property for a period of five (5) years, provided the owner's application is approved by the Tax Assessor and by Ordinance of the Municipal Council; and

WHEREAS, pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code, a tax exemption for the construction of a new four (4) story building to contain approximately forty-two (42) market rate residential rental units and approximately fourteen thousand five hundred nineteen (14,519) square feet of parking space, is permitted for a period of five (5) years; and

WHEREAS, 3224-3228 Kennedy Blvd., JC, LLC (Entity), is the owner of Property designated as Block 4701, Lots 36, 37, 38 and 39, on the City's Tax Map and more commonly known by the street address of 3224-3230 Kennedy Blvd., Jersey City, NJ; and

WHEREAS, the Entity now plans to construct a new four (4) story building, to contain forty-two (42) market rate rental units and interior parking in the basement with thirty-eight (38) parking spaces or approximately 14,519 square feet of parking space; and

WHEREAS, construction will be substantially complete within 18-24 months from the date of adoption of the within ordinance; and

WHEREAS, on July 19, 2016, the Entity filed an application for a five (5) year tax exemption to construct a new residential rental Project, a copy of which application is attached hereto; and

WHEREAS, 3224-3228 Kennedy Blvd., JC, LLC, proposes to pay the City (in addition to the full taxes on the land, which shall continue to be conventionally assessed and are currently taxed at the sum of \$172,200) a tax payment for the new improvements on the property, as follows:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 4701, LOTS 36, 37, 38 AND 39, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 3224-3230 KENNEDY BLVD.

- (a) 2017: the tax year in which the structure will be completed. \$0 taxes due on improvements;
- (b) 2018: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$25,190;
- (c) 2019: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$50,380;
- (d) 2020: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$75,570; and
- (e) 2021: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$100,760;

WHEREAS, the Tax Assessor has determined that the new construction will generate an additional tax payment of \$172,200 for land and \$125,950 for improvements, for a total of \$298,150 a year; and

WHEREAS, the applicant has agreed that in the event the Citywide revaluation results in a decrease in the estimated amount of actual taxes otherwise due, then for purposes of calculating a tax payment hereunder and for the five (5) year period, the amount shall be calculated on the higher of the amount estimated hereunder or the actual taxes otherwise due; and

WHEREAS, the application for tax exemption was complete and timely filed; the application was approved by the Tax Assessor and the commercial Project is eligible for tax exemption pursuant to N.J.S.A. 40A:21-9 and Section 304-12 of the Municipal Code; and

WHEREAS, upon the expiration of the tax exemption, the total assessment, including both land and improvements, will generate a total tax payment of \$298,150; and

WHEREAS, 3224-3228 Kennedy Blvd., JC, LLC, has agreed to pay the sum of \$84,779 to the City's Affordable Housing Trust Fund, which shall be paid in intervals set forth in Section 304-28 of the Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The application, attached hereto, for a five (5) year tax exemption for the full and true value of a new a new four (4) story building to contain approximately forty-two (42) market rate residential rental units and approximately fourteen thousand five hundred nineteen (14,519) square feet of parking space, located in Block 4701, Lots 36, 37, 38 and 39, and more commonly known by the street address of 3224-3230 Kennedy Blvd., Jersey City, is hereby approved.

2. The Mayor or Business Administrator is hereby authorized to execute a tax exemption agreement which shall contain at a minimum, the following terms and conditions:

- (a) tax payment on the new improvements shall be:

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 4701, LOTS 36, 37, 38 AND 39, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 3224-3230 KENNEDY BLVD.

- (i) Year 1: the tax year in which the structure will be completed. \$0 taxes;
- (ii) Year 2: the second tax year, 20% of taxes otherwise due on improvements, estimated to be \$25,190;
- (iii) Year 3: the third tax year, 40% of taxes otherwise due on improvements, estimated to be \$50,380;
- (iv) Year 4: the fourth tax year, 60% of taxes otherwise due on improvements, estimated to be \$75,570; and
- (v) Year 5: the fifth tax year, 80% of taxes otherwise due on improvements, estimated to be \$100,760.

The applicant has agreed that in the event the Citywide revaluation results in a decrease in the amount of actual taxes otherwise due for purposes of calculating a tax payment hereunder; during this five (5) year period, the amount due hereunder shall be calculated on the higher of the amount estimated above or the actual taxes due after the revaluation; and

(b) The project shall be subject to all federal, state and local laws, and regulations on pollution control, worker safety, discrimination in employment, zoning, planning, and building code requirements pursuant to N.J.S.A. 40A:21-11(b).

(c) If, during any tax year prior to the termination of the tax agreement, the property owner ceases to operate or disposes of the property, or fails to meet the conditions for qualifying, then the tax which would have otherwise been payable for each tax year shall become due and payable from the property owner as if no exemption and abatement had been granted. The collector forthwith ad the tax collector shall, within 15 days thereof, notify the owner of the property of the amount of taxes due.

(d) With respect to the disposal of the property, where it is determined that the new owner of the property will continue to use the property pursuant to the conditions which qualified the property, no tax shall be due, the exemption shall continue, and the agreement shall remain in effect.

(e) At the termination of a tax exemption agreement, the new improvements shall be subject to all applicable real property taxes as provided by State law and regulation and local ordinance; but nothing herein shall prohibit a project, at the termination of an agreement, from qualifying for, an receiving the full benefits of, any other tax preferences provided by law.

(f) Affordable Housing Trust Fund: \$1,500 x 42 units or \$63,000; and \$1.50 x 14,519 square feet of parking space or \$21,779, for a total of \$84,779.

- 3. An obligation to execute a Project Employment and Contracting Agreement to insure employment and other economic benefits to City residents and businesses.
- 4. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project achieves Substantial Completion within thirty-six (36) months of the date of adoption of the within Ordinance.

AN ORDINANCE APPROVING A FIVE (5) YEAR TAX EXEMPTION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40A:21-1, ET SEQ., AND SECTION 304-12 OF THE MUNICIPAL CODE FOR PROPERTY DESIGNATED AS BLOCK 4701, LOTS 36, 37, 38 AND 39, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 3224-3230 KENNEDY BLVD.

5. The form of tax exemption agreement is attached hereto as Exhibit B, subject to such modification as the Corporation counsel or Business Administrator deems necessary.
 6. The Tax Assessor shall send a copy of the fully executed Financial Agreement will be sent to the Director of the Division of Local Government Services in the Department of Community Affairs within thirty (30) days of execution pursuant to N.J.S.A. 40a:21-11(d).
- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
- B. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- C. This ordinance shall take effect at the time and in the manner provided by law.
- D. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

JM/he
9/06/16

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 16.148
TITLE: 3.J SEP 14 2016 4.G SEP 28 2016

An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A. 40A:21-1, et seq., and Section 304-12 of the Municipal Code for property designated as Block 4701, Lots 36, 37, 38 and 39, on the City's tax map and more commonly known by the street address of 3224-3230 Kennedy Blvd.

RECORD OF COUNCIL VOTE ON INTRODUCTION								SEP 14 2016 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING								SEP 28 2016 9-0			
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
HALLANAN				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE								SEP 28 2016 9-0			
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
HALLANAN	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on SEP 14 2016
Adopted on second and final reading after hearing on SEP 28 2016

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on SEP 28 2016

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

SEP 28 2016

APPROVED:

Steven M. Fulop, Mayor

Date

SEP 29 2016

Date to Mayor

SEP 29 2016

DATE: August 15, 2016

TO: Lee Chang (For distribution to City Council and City Clerk)

FROM: Al Cameron Tax Collector's Office

SUBJECT: FIVE-YEAR TAX ABATEMENT: 3224-3228 Kennedy Blvd. JC, LLC
Block 74701, Lot 36.01

CC: M. Cosgrove, E. Borja, J. Monahan, E. Toloza, M. Vigil, R. Kakoleski,
R. Lavarro, P. Leandre, K. Kane

INTRODUCTION

The applicant, 3224-3228 Kennedy Blvd. JC, LLC is applying for a five (5) Year tax abatement for a forty-two (42) unit market rate residential rental project under N.J.S.A. 40 A: 21-1 et seq. The fee of \$8,400 was paid with the application.

LOCATION OF THE PROPERTY:

The property is located at Kennedy Boulevard between Lake and Spruce Streets. It is the consolidation of Block 4701 Lots 36, 37, 38 and 39. It is now designated as Block 4701 Lot 36.01 on the Jersey City Tax Map and now known as 3226 Kennedy Boulevard.

PROPERTY TO BE CONSTRUCTED

The proposed project is new construction of a four (4) story forty-two (42) unit market rate residential building that steps down to three (3) Stories in the rear with thirty-eight (38) parking spaces. The residential units consist of twenty-one (21) one bedroom units and twenty-one (21) two bedroom units.

TOTAL PROJECT/CONSTRUCTION COST:

The cost of construction is certified by the architect, Raul Cabato at \$5,000,000. (Labor \$2,070,000 Materials \$2,930,000) Total project cost is projected at \$7,982,646.60.

CONSTRUCTION SCHEDULE:

The applicant will begin construction as soon as all approvals are obtained and construction is expected within two (2) years of commencement.

ESTIMATED JOBS:

The applicant estimates fifty (50) jobs to be created during Construction and three (3) full-time jobs after construction.

AFFORDABLE HOUSING TRUST FUND CONTRIBUTION:

Affordable Housing Trust Fund
3224-3228 Kennedy Blvd.

		Rate	Amount
Residential Units	42	\$1,500.00	\$63,000.00
Square footage Parking Garage	14,519	\$1.50	\$21,778.50

Total AHTF Payment	<u>\$84,778.50</u>
-----------------------	--------------------

CURRENT REAL ESTATE TAXES:

The assessment provided by the Tax Assessor of the consolidated lot # 36.01 is \$441,000. Based upon that assessment at the current rate of \$77.01 the full tax on the land is \$33,961.41. All taxes for property of the applicant and affiliates are paid through the second quarter 2016.

PROPOSED ABATEMENT:

The applicant has requested a term of five (5) years for the abatement on the improvements. The Applicant will pay the full tax for the land tax in each and every year of the abatement and has proposed a phase-in of the assessment on improvements. See the attached Assessor's phase-in schedule of taxes on improvements.

PROPOSED REVENUE TO THE CITY:

The phase-in of taxes on improvements is shown in the table below.

The total taxes on the improvements projected for the five-year term of the abatement are \$655,448.10.

Total exempted taxes for the term are \$388,077.91. The net taxes collected for the term are \$267,370.20.

The Tax Assessor estimated the final assessment based upon information
3224-3228 Kennedy Blvd, JC, LLC 5-yr Sum.docx
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provided by the Applicant. They reflect an estimated annual tax increase of two percent (2%) during the period. The estimated annual tax increase is not included in the Assessor's schedule.

Block 4701 Lot 36.01

Tax Projections on Improvements Only

3226 Kennedy Blvd						Five Year
Year	1	2	3	4	5	Totals
Current Tax Rate	77.01	78.55	80.12	81.72	83.36	
Full Tax on Improvements	125,949.86	128,468.85	131,038.23	133,658.99	136,332.17	655,448.10
Phase in %	0%	20%	40%	60%	80%	
Phase in Tax on improvements	0.00	25,693.77	52,415.29	80,195.40	109,065.74	267,370.20
Exempted Tax	125,949.86	102,775.08	78,622.94	53,463.60	27,266.43	388,077.91

Assumes 2% Annual Tax Rate Increase

Per Tax Assessor

Assessments

Land \$441,000

Improvements \$1,635,500

Total \$2,076,500

3224-3228 KENNEDY BLVD., JC. LLC

4701-36.01

BLOCK 4701 Lot 36,37,38,&38 (To Be Kown As Lot 36.01)

3226 Kennedy Blvd.

Block	Lot		Existing Assessments	New Assessments	Assessment (Phased-In)
4701	36.01	Land	172,200	441,000	-
		Bldg	137,800	1,635,500	1,635,500
		Total	310,000	2,076,500	1,635,500

**Est. In-Lieu of Full Property Tax On Such Propety An
Amount Equal To A Percentage Of Taxes Otherwise Due,
According To The Following Schedule:**

Year

1	In the first full tax year after completion, no payment in lieu of taxes otherwise due;	0
2	In the second tax year, an amount equal to 20% of conventional taxes otherwise due, estimated to be the sum of;	\$ 25,189.97
3	In the third tax year, an amount equal to 40% of conventioal taxes otherwise due, estimated to be the sum of;	\$ 50,379.94
4	In the fourth tax year, an amount equal to 60% of conventioanal taxes otherwise due, estimated to be the sum of;	\$ 75,569.91
5	In the fifth tax year, an amount equal to 80% of conventional taxes otherwise due, estimated to be the sum of;	\$ 100,759.88
AT THE EXPIRATION OF THE EXEMPTION, THE PROJECT'S NEW IMPROVEMENT TAXES		\$ 125,949.86

7/21/2016

FISCAL IMPACT COST PROJECTION (TIER 1 - 5 YEAR)

Block: 74701 Lot: 36.01 Loc: 3226 KENNEDY BLVD

Market Rate Units	Number of Units	Demographic Multipliers (Transit Oriented Development)*				Annual Expenditures		Total Annual Expenditures		
		Household	Students	Residents	Students	Per Capita Municipal	Per Pupil Per School District	Municipal	School District	Total
1 Bedroom	21	1.421	0.050	29.84	1.05	\$1,172.97	\$3,673.00	\$35,002.68	\$3,856.65	\$38,859.33
2 Bedroom	21	2.012	0.120	42.25	2.52	\$1,172.97	\$3,673.00	\$49,560.45	\$9,255.96	\$58,816.41
TOTAL	42			72.09	3.57			\$84,563.13	\$13,112.61	\$97,675.74

1. Total Municipal Ratables		\$6,093,045,337	4. CY 2016 Budget		\$570,918,095	6. Population of Jersey City (2014 Census)		262,146	9. Increase in Services Incurred Per Development		\$ 97,675.74
2. Residential Ratables		\$3,281,646,604				7. Per Capita Municipal Cost		\$1,172.97	10. Anticipated Taxes (77.01 w/ 2% Annual Increase)		
Commercial Ratables		\$1,524,059,780							1st Year \$ 33,961.41		
3. Residential Ratables as a Percentage of Total Ratables		53.86%				8. Annual Expenditures Per Student**			2nd Year \$ 60,334.41		
			5. Residential Portion		\$307,490,150			\$3,673.00	3rd Year \$ 87,748.74		
									4th Year \$ 116,235.52		
									5th Year \$ 145,826.66		
									11. Implied Surplus (Cost)		
									1st Year \$ (63,714.33)		
									2nd Year \$ (37,341.34)		
									3rd Year \$ (9,927.00)		
									4th Year \$ 18,559.77		
									5th Year \$ 48,150.92		

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

*Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006

**Source: 2015, 2016, Jersey City Municipal Cost Per Pupil

Classic Average costing approach for projecting the impact of population change and local Municipal and School District costs

**Source: New Jersey Demographic Multipliers: Profile of the Occupants of Residential and Nonresidential Development; Listokin, November 2006*

***Source: 2015-2016 Jersey City Municipal Cost Per Pupil*

NEW ASSESSMENT AFTER IMPROVEMENTS

LAND: 441,000
BLDG: 1,635,500